

**Notice of:**       **Refusal**       **Referral**

<b>Application Number:</b> ZP-2020-001401	<b>Zoning District(s):</b> RSA5	<b>Date of Refusal:</b> <b>7/22/2020</b>
<b>Address/Location:</b> 109 PLEASANT ST, Philadelphia, PA 19119-2145 Parcel (PWD Record)		Page Number Page 1 of 1
<b>Applicant Name:</b> Brian Corcodilos DBA: Designblendz Architecture LLP	<b>Applicant Address:</b> 4001 Main Street Suite 203 Philadelphia, PA 19127 USA	

**Application for:**

FOR THE RELOCATION OF LOT LINES TO CREATE NINE (9) LOTS (PARCEL A-H AND 106 MEEHAN AVE.) FROM THREE (3) EXISTING LOTS (106 MEEHAN AVE , 109 PLEASANT ST AND 121 PLEASANT ST) AND FOR THE COMPLETE DEMOLITION OF EXISTING BUILDING AT 121 PLEASANT ST AND FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK AND ROOF DECK ACCESS STRUCTURE FOR THE USE AS SINGLE FAMILY HOUSEHOLD LIVING AND ONE (1) ACCESSORY SURFACE PARKING SPACE (PARCEL A TO H); FOR THE ERECTION OF A SEMI-DETACHED BUILDING WITH A ROOF DECK AND ROOF DECK ACCESS STRUCTURE FOR THE USE AS SINGLE FAMILY HOUSEHOLD LIVING AND ONE (1) ACCESSORY SURFACE PARKING SPACE (106 MEEHAN AVE ) (SIZE AND LOCATION AS SHOWN ON PLANS)

**The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at [www.phila.gov](http://www.phila.gov).)**

Code Section(s):	Code Section Title(s):	Reason for Refusal:	
		REQUIRED	PROPOSED
TABLE 14-701-1	MINIMUM LOT AREA (SQ. FT.)	1440 SQ. FT.	1246.292 SQ. FT. (PARCEL A) 1201.443 SQ. FT. (PARCEL B) 1199.505 SQ. FT. (PARCEL C) 1197.568 SQ. FT. (PARCEL D) 1195.630 SQ. FT. (PARCEL E) 1193.692 SQ. FT. (PARCEL F) 1191.755 SQ. FT. (PARCEL G) 1189.817 SQ. FT. (PARCEL H)
TABLE 14-701-1; \$14-803(1)(b)(.1)(.a)(.ii)	MINIMUM REAR YARD DEPTH AT PARKING (FT.) (106 MEEHAN AVE)	REQUIRED 9 FT.	PROPOSED 0 FT.
TABLE 14-701-1	MINIMUM SIDE YARD WIDTH (FT.) (106 MEEHAN AVE)	REQUIRED 5 FT	PROPOSED 0 FT

TEN (10) ZONING REFUSALS

**Fee to File Appeal:** \$ 300



REEBA MERIN BABU  
PLANS EXAMINER

7/22/2020  
DATE SIGNED